

**PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey Planning Commission conducted a regular meeting on Thursday, August 1, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Randy Bauer
 Commissioner Bruce Anderson
 Commissioner Cheri Gengler
 Commissioner Torrey Johnson
 Commissioner Eric Peters
 Commissioner Gary VanScoy
 Commissioner Matt Woestehoff

Members Absent: None

Also Present: Community Development Director Timothy Gladhill
 City Planner Chloe McGuire Brigl
 Planning Intern Elliot Mohler

SECTIONS DELETED

6. COMMISSION BUSINESS

6.01: Consider Conditional Use Permit for Oversized Accessory Building at 15800 Traprock St. NW, Case of James Couch (Project No. 19-123)

Chairperson Bauer noted that this item had been tabled at the last meeting because of discussion related to the proposed size and height of the building.

Presentation

Planning Intern Mohler presented the Staff Report and recommendation to recommend that the City Council adopt Resolution #19-161 approving the Conditional Use Permit for an oversized accessory building addition contingent upon compliance with Staff Review comments and architectural conditions.

City Planner McGuire Brigl stated that staff conducted an aerial review and many of the properties in the surrounding neighborhood of the subject property contain detached accessory buildings, many of which are 3,000 square feet in size. She noted that if the detached garage were taken out of consideration, the request would be in line with other properties in the neighborhood.

Commission Business

Commissioner Anderson asked for additional details on screening.

Planning Intern Mohler replied that screening could be defined as trees, identifying mature pine trees on the property that would screen the barn addition from Traprock. He noted that the structure would be more visible from the Variolite side of the property. He noted that additional screening could be a consideration from the Commission and is not a recommendation made by staff.

City Planner McGuire Brigl stated that staff is not concerned with the additional access and believe that it would be a good additional because of the wear on the grass in that area. She stated that this property would be allowed two driveways. She stated that one comment was received from a neighbor that expressed concern with the second driveway but noted that perhaps that is where additional screening could be appropriate.

Community Development Director Gladhill replied that all cases that come before the Planning Commission are reviewed by a development group of staff which includes engineering. He noted that no additional concerns were expressed by engineering.

Commissioner Anderson stated that it appears that there will be some excavation of the site on which the building will be constructed. He asked how far down that excavation would occur and if there would be concern with water levels.

James Couch, the applicant, replied that he will be excavating about eight feet to the floor and nine feet to the bottom of the footings.

Commissioner VanScoy asked if that would account for drainage, or whether there would be concern for the accessory building to have drainage problems.

Mr. Couch replied that there would be 14.3 feet from the existing ground level to the road, therefore the land slopes away from the building.

Commissioner VanScoy asked the height of the building.

Mr. Couch stated that according to the regulations for accessory buildings and garages, on a property of his size he would be allowed two stories, which would be 20 feet plus roof. He stated that at the previous meeting there was a perception that was not accurate. He stated that as designed the average height would be 22 feet.

Commissioner VanScoy asked the proposed finish of the building. He stated that he drove by the property and was impressed with the quality of the buildings on his property.

Mr. Couch replied that the brick he has used in the past is no longer available and therefore is looking at cement fiber board or stamped cement, which would look as similar to the existing buildings as possible.

Commissioner Woestehoff asked how the applicant would feel about adding additional trees on the Variolite side of the property.

Mr. Couch was unaware when the aerial photo was taken, as his property does not look like that currently.

Commissioner Woestehoff agreed but noted that he would prefer a few more trees.

Commissioner VanScoy agreed that there is good adequate screening right now with the leaf on conditions but noted that additional conifers would be helpful.

Mr. Couch stated that he would be planning to add a few trees after construction whether required or not required. He explained that they lost a lot of trees on the property following a past storm. He stated that he has planted trees following the storm and would plan to continue to do that. He noted that the sandy soils and drainage issues are a challenge for the survival of some types of trees.

City Planner McGuire Brigl provided a more up to date aerial photograph of the property showing additional trees.

Commissioner Woestehoff asked if all the vehicles would fit within the newly proposed building.

Mr. Couch stated that not all the vehicles would fit within the structure. He stated that they are in the process of removing the boat, hay wagon and snowmobile trailer from the property. He stated that the proposed cost of the building will double because of the changes in design that were made.

Commissioner Johnson appreciated the applicant's willingness to work with the Commission, staff and neighbors to find a compromise.

Commissioner Anderson thanked the applicant for making the changes asked by the Commission. He stated that he also drove by the property and it is a well-constructed property. He stated that getting the toys indoors would always be the best option. He stated that he appreciates the willingness to make the proposed structure similar in look to the existing buildings on the property.

Motion by Commissioner Anderson, seconded by Commissioner Johnson, to recommend that City Council adopt Resolution #19-161 approving a Conditional Use Permit for an oversized accessory building contingent upon compliance with Staff Review comments and architectural conditions.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Anderson, Gengler, Johnson, Peters, VanScoy, and Woestehoff. Voting No: None. Absent: None.

SECTIONS DELETED

8. ADJOURNMENT

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to adjourn the meeting.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Anderson, Gengler, Johnson, Peters, and Woestehoff. Voting No: None. Absent: None.

The regular meeting of the Planning Commission adjourned at 8:00 p.m.

Respectfully submitted,

Tim Gladhill
Community Development Director

ATTEST:

JoAnn Shaw
Community Development Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.